

IDENTIFICATION OF THE PROPERTY:

The subject parcel fronts the eastern bank of Stevenson's Creek backing up to the Stevenson Drive residential lots. It is legally described in brief as Metes and Bounds Parcel #12/01 located in the NW/4 of the NE/4 of Section 10, Township 29 South, Range 15 East, as backing up to Lots 11-15 and 20-24, both inclusive Block A, Stephenson's Heights Subdivision recorded in Plat Book 34, Page 13.

CENSUS TRACT LOCATION/ZIP CODE: #263/33759

FLOOD ZONE LOCATION: Pinellas County, Florida  
Map #12103C0106J  
Effective Date: August 24, 2021

The subject shoreline and lots east of Stevenson's Creek are in an AE special flood hazard area where finished floor areas must be above 9'. Per a recent 2023 Swiftmud Contour Map, the shoreline is noted at 5'-7' while the Stephenson Drive roadway is noted at 11'.

ENVIRONMENTAL AUDIT DATA:

The Appraisal has been performed without the benefit of an environmental audit and presumes that no problems exist, however, I reserve the right to review and/or alter the value reported herein should a subsequent audit reveal problems. The land across the creek is improved with the Marshall Street sewerage treatment plant which would likely result in having at a minimum a level one environmental audit by most potential buyers. Further, the next north property to Lot 11 had been an auto salvage yard before being developed with a City fire station with that parcel noted at a 20' elevation that drains to the south and west toward Stevenson's Creek.

OBJECTIVE AND INTENDED USE/USERS OF THE APPRAISAL REPORT:

The objective of the appraisal report is to estimate the current market value of the fee simple estate and subject to the wetland characteristics that are typically granted via a quitclaim deed of the subject vacant acreage as of December 3, 2024 (Date of inspection and photographs). It is my understanding that the intended use of the report is to guide the City of Clearwater in this attempt to acquire the subject and that the City and its representatives are the only intended users and no others.